

WOODBURN PLANNING COMMISSION MEETING MINUTES
July 24, 2008

CONVENED The Planning Commission met in a regular session at 7:00 p.m. in City Hall Council Chambers with Chairperson Lima presiding.

Commissioner Jennings led the salute to the flag.

Chairperson Lima questioned members of the Planning Commission having potential conflicts such as family, financial, or business relationship with any of the applicants or with regard to the project in question. If such a potential conflict exists, he asked whether the commissioner in question believes he or she is without actual bias or whether he or she would like to step down from the Planning Commission during the case. There were none. There were no objections from those present.

Chairperson Lima announced: agenda is available at the back of the room. We will consider cases one at a time according to the order listed in the agenda. We will follow the hearing procedure outlined on the public hearing procedure board. All persons wishing to speak are requested to come to the podium and give their name and address. Any individuals speaking from other than the podium will not be recognized.

ROLL CALL

Chairperson	Lima	P
Vice Chairperson	Bandelow	A
Commissioner	GrosJacques	A
Commissioner	Vancil	A
Commissioner	Grigorieff	P
Commissioner	Hutchison	P
Commissioner	Jennings	P

Staff Present: Jim Allen – Community Development Director
Carrie Brennecke – Associate Planner
Marta Carrillo – Administrative Assistant

MINUTES

A. Woodburn Planning Commission Meeting Minutes of July 10, 2008.

Commissioner Jennings moved to accept the minutes with modified changed as amended. Commissioner Grigorieff seconded the motion, which unanimously carried.

BUSINESS FROM THE AUDIENCE

None.

COMMUNICATIONS

None.

PUBLIC HEARING

- A. 1495 Cooley Ct – Jeff Potts, Applicant - Variance 2008-05 (Continued from July 10, 2008)

The applicant requests a Variance from the required 24 foot rear setback to a 5 foot rear setback.

Staff recommendation: Approval with Conditions

Chairperson Lima announced that the hearing was continued from the July 10, 2008 Planning Commission meeting and opened for testimony.

Associate Planner Brennecke stated that the applicant's new proposal is a rear yard setback of 10 feet and the front yard setback of 14 feet. The garage is set back 27 feet and allows for the parking pad provided in front of the garage.

The previous submitted proposal indicated the 5 foot rear setback and the new proposed indicates the 10 foot rear yard setback. The home is now more centered on the lot.

Chairperson Lima invited the applicant for testimony.

Jeff Potts, 20385 S. Leland Rd., Oregon City, OR, applicant. He stated that this was a first-time home purchase for a family. The design of a home on the lot meeting all the setbacks would not allow for a home any bigger than a single-wide manufactured home. The purpose for the variance request is to allow for a larger home for a family.

Commissioner Jennings inquired about the sale of the property and home and not becoming a spec house. Is the property owner aware of the public easement with public usage?

Potts stated that this was a prepared package for a family who is relocating to Woodburn and would be living in the home. The purchaser is aware of the public easement and due to the irregularity of the lot, setbacks and public easement the package cost was much less.

Chairperson Lima invited proponents of the application. There were none.

Chairperson Lima invited opponents of the application. There were none.

Chairperson Lima closed the hearing and was open for discussion.

Commissioner Jennings made a motion to approve Variance 2008-05 with conditions of approval and the new submitted site plan depicting the 10 foot front setback and 14 foot front yard setback. Commissioner Hutchison seconded the motion, which passed unanimously.

ROLL CALL

Chairperson	Lima	yes
Vice Chairperson	Bandelow	---
Commissioner	GrosJacques	---
Commissioner	Vancil	---
Commissioner	Grigorieff	yes
Commissioner	Hutchison	yes
Commissioner	Jennings	yes

ITEMS FOR ACTION

Commissioner Jennings made a motion to approve the Final Order for Variance 2008-05. Commissioner Grigorieff seconded the motion, which carried unanimously.

Commissioner Jennings made a motion to cancel the Planning Commission meeting for August 14, 2008. Commissioner Grigorieff seconded the motion, which carried unanimously.

Community Development Director Allen stated that the Planning Commission meeting is canceled due to the lack of hearing items.

DISCUSSION ITEMS

Community Development Director Allen introduced Randy Rohman, Public Works Transportation Manager, stating he was available for any questions and/or comments.

Commissioner Hutchison inquired about the Oregon Department of Transportation (ODOT) future Park and Ride property near the I-5 Freeway and the maintenance of the property.

Transportation Manager Rohman stated that the maintenance is the responsibility of ODOT and when in Woodburn, the crew will often clean-up the area.

Commissioner Hutchison inquired about the street repair on Evergreen Road and Lawson Street and the obligation of the City.

Transportation Manager Rohman stated that when Lawson Street is being repaired, Evergreen Road will also have some repairs done. The issue with Evergreen Road is the turn radius for large trucks and the difficulty of improving the road due to the signal pole located at the southwest corner.

Chairperson Lima inquired about the distance from a State highway to a City street is ODOT responsible to maintaining.

Transportation Manager Rohman stated that it was dependent on the right of way. ODOT will take care of the pavement to the extent of the right of way. On Highway 214 right of way is not much further back from the sidewalk.

REPORTS

No comments.

BUSINESS FROM THE COMMISSION

Chairperson Lima stated that he appreciated the support from the Planning Commission members and City staff, during his difficult time.

ADJOURNMENT

Commissioner Jennings moved to adjourn the meeting, Commissioner Hutchison seconded the motion, which unanimously carried. Meeting adjourned at 7:20 pm.

APPROVED _____
CLAUDIO LIMA, CHAIRPERSON Date

ATTEST _____
Jim Allen Date
Community Development Director
City of Woodburn, Oregon